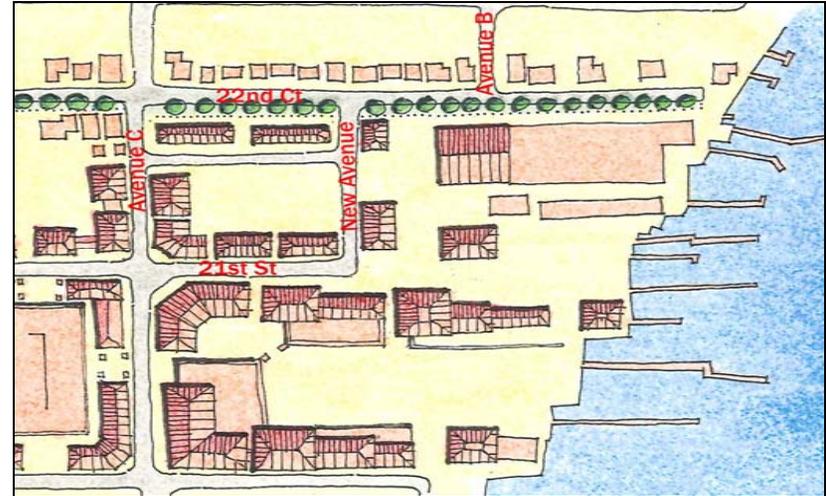


The upper stories are a mix of office and residential uses. Residential should face 20th Street to help the transition the single-family residential neighborhood to the north. To help the transition further, the buildings use stepped heights and broken up massing with residential on the upper floors. The suggested building heights illustrated here are 4-6 stories with the possibility of 8-10 story tower elements.

MARINE DISTRICT NORTH ALTERNATIVE

An alternative strategy for the Marine District North area was raised during the amendment process of the CRA Plan. This option suggests creating larger, contiguous parcels for marine industry with water access in this area. The land use plan designates Working Waterfront uses on both the east and west sides of Avenue B on properties located south of 22nd Ct. By relocating Avenue B westward, a concentration of these properties is possible, while maintaining easy access and circulation for expanded dry storage and other marine businesses, without over-burdening the residential street.

To balance the needs of residents with the desired expansion of marine industry, enhancements for 22nd Ct. are suggested. A linear park is installed along the south side of 22nd Court to create a strong sense of arrival to the area from Broadway, provide an amenity for the neighborhood, and help screen new marine uses from the residential area.



An illustration of an alternative redevelopment strategy for the Marine District North area.



Gray indicates parcels with Working Waterfront future land use designation.

MARINE DISTRICT SOUTH

The southern portion of the marine district includes Viking Yachts, Bicentennial Park, the Riviera Beach Marina (including the Tiki restaurant), Newcomb Hall, Cracker Boy Boat Works, Spanish Courts, the Port of Palm Beach, and many smaller marine related activities. Additionally, there are many vacant or distressed parcels. This area has also been the subject of passionate debate and controversy primarily due to the redevelopment methodology and the degree of public control over public amenities questioned in the Inlet Harbor Plan.

During the charrette, the design team sought to create a plan for the area that helped mitigate many of the issues voiced by the community. The key community concerns included:

- Bicentennial Park must be improved and maintained for fair public access
- The Riviera Beach Marina must remain accessible to the public
- Newcomb Hall, while a popular community asset, needs to be rebuilt
- If Newcomb Hall is rebuilt, it should be near its current location

- The vacant parcels in the area need to be redeveloped but in a manner that is compatible with the community

BICENTENNIAL PARK

Bicentennial Park is exceptionally well located right at the water's edge facing Peanut Island. However, it is used primarily by vagrants, drug dealers, and prostitutes. It is currently undergoing renovations to correct this situation. When walking through and around the park, one immediately notices that there are no habitable buildings facing it, there are no "eyes on the park." One of the most important elements of urban design is the notion of natural surveillance, that passers by will help if someone is in need. If there are no passers by, or people looking out their office or apartment windows, then there is no natural surveillance. This condition is especially true for parks and open spaces. Parks and open spaces must have the natural surveillance of buildings and casual on-lookers otherwise they become magnets for illicit activity.



The new plan for revitalizing Bicentennial Park. The park is such a special community asset and is so underutilized that redevelopment efforts must focus on its reconstruction and other park-related urban design issues outlined in this



Newcomb Hall, while still popular as a place for community and family gatherings, needs to be rebuilt. The charrette plan proposes its reconstruction on the north end of Bicentennial Park to provide positive activity and “eyes on the park.”

NEWCOMB HALL

Newcomb Hall is a community hall used for social events such as dances, weddings, funeral receptions, and occasionally a nightclub. Located just south of Bicentennial Park and adjacent to the Tiki restaurant, the use is in the right location although the building's condition and its precise location are problematic for the future. There was strong community interest during the charrette to rebuild Newcomb Hall in a waterfront location to maintain the synergy of uses around the marina but also to ensure that public activities remain welcome there.